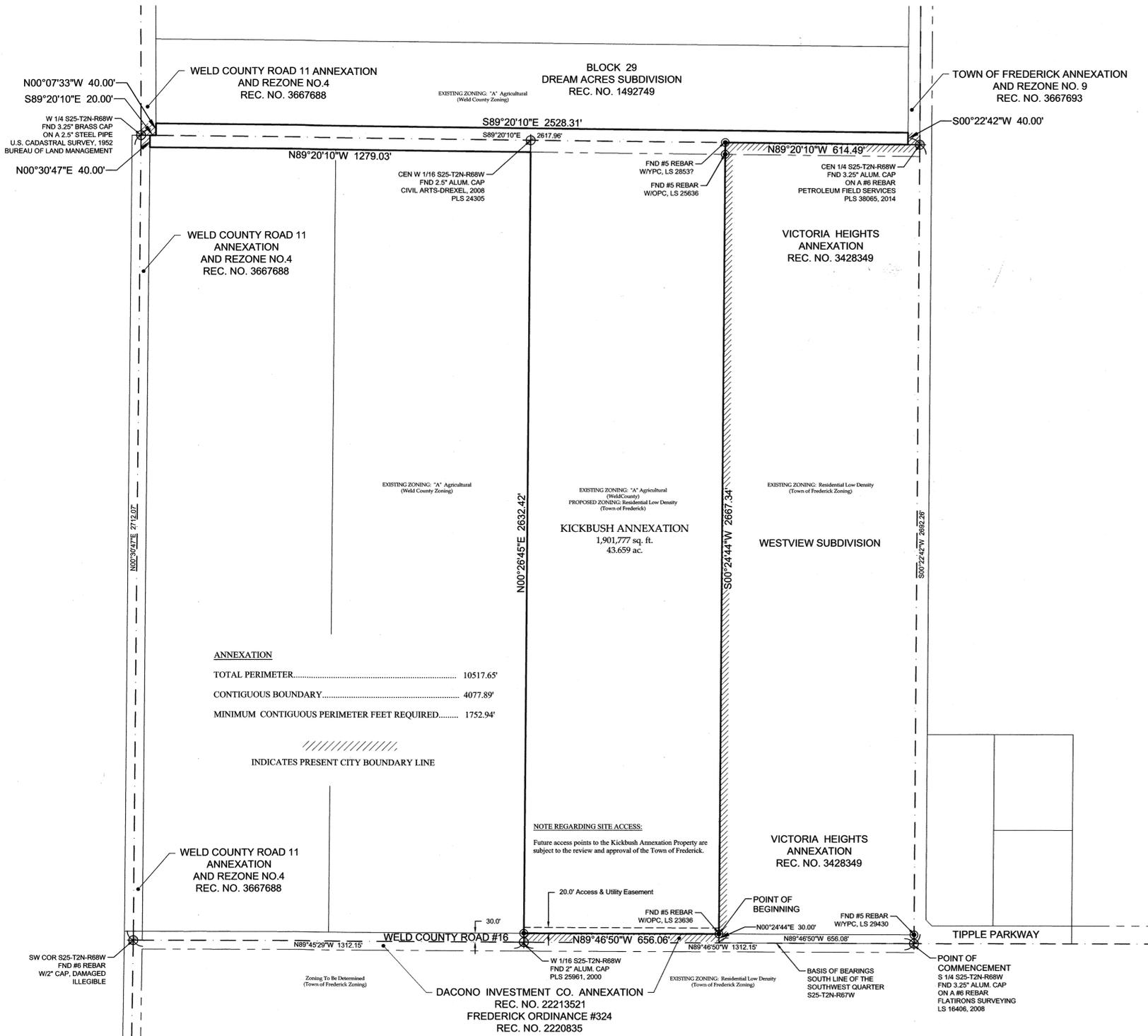


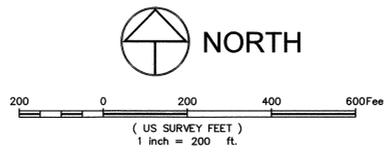
KICKBUSH ANNEXATION TO THE TOWN OF FREDERICK

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



ANNEXATION	
TOTAL PERIMETER.....	10517.65'
CONTIGUOUS BOUNDARY.....	4077.89'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED.....	1752.94'

LEGEND	
	RIGHT-OF-WAY LINE
	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER



CERTIFICATE OF OWNERSHIP:

Know all men by these presents that Dom A. Kickbush and Ana A. Kickbush, being the Owner(s), Mortgagee, or Lienholder of certain lands in Frederick, Colorado, described as follows:
 A parcel of land being a portion of the West Half of Section Twenty-five (25), Township Two North (T.2N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the South Quarter Corner of said Section 25 and assuming the South line of the Southwest Quarter of said Section 25 as bearing North 89°46'19" West a distance of 2624.29 feet with all other bearings contained herein relative thereto:

THENCE North 89°46'50" West along the South line of the Southwest Quarter a distance of 656.08 feet to the Southeast corner of the West Half of the East Half of the Southwest Quarter of said Section 25;
 THENCE North 00°24'44" East a distance of 30.00 feet to the POINT OF BEGINNING on the North line of the Dacono Investment Co. Annexation as per Town of Frederick Ordinance #324 recorded July 23, 1990 as Reception No. 2220835 of the Records of Weld County;
 THENCE North 89°46'50" West along said North line of the Dacono Investment Co. Annexation a distance of 656.06 feet to the West line of the West Half of the East Half of the Southwest Quarter of said Section 25;
 THENCE North 00°26'45" East along the West line of the West Half of the East Half of the Southwest Quarter of said Section 25 a distance of 2632.42 feet to the South line of that Right of Way dedicated by the plat of Dream Acres Subdivision recorded July 12, 1966 as Reception No. 1492749 of the Records of Weld County;
 THENCE North 89°20'10" West along said South Right of Way line a distance of 1279.03 feet to the East line of the Weld County Road 11 Annexation and Rezone No. 4, recorded December 30, 2009 as Reception No. 3667688 of the Records of Weld County;
 The next Three (3) courses are along the East lines of said Weld County Road 11 Annexation and Rezone No. 4:
 THENCE North 00°30'47" East a distance of 40.00 feet;
 THENCE South 89°20'10" East a distance of 20.00 feet;
 THENCE North 00°07'33" West a distance of 40.00 feet to the North line of that Right of Way dedicated by the plat of said Dream Acres Subdivision;
 THENCE South 89°20'10" East along said North Right of Way line a distance of 2528.31 feet to the West line of the Town of Frederick Annexation and Rezone No. 9 recorded December 30, 2009 as Reception No. 3667693 of the Records of Weld County;
 THENCE South 00°22'42" West along said West line a distance of 40.00 feet to the North line of the Victoria Heights Annexation recorded October 18, 2009 as Reception No. 3428349 of the Records of Weld County;
 THENCE North 89°20'10" West along said North line a distance of 614.49 feet to the West line thereof;
 THENCE South 00°24'44" West along said West line a distance of 2667.34 feet to the POINT OF BEGINNING;

This described tract contains 43.659 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

OWNER:

BY: Dom A. Kickbush
 Dom A. Kickbush
 BY: Ana A. Kickbush
 Ana A. Kickbush

STATE OF COLORADO)
) SS
 COUNTY OF LARIMER)

The foregoing certificate of ownership and maintenance was acknowledged before me by Dom A. Kickbush and Ana A. Kickbush, acting in their capacity as owners this 1 day of February, 2018.

Witness my hand and official seal

My commission expires: Oct. 19, 2019
[Signature]
 Notary Public



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This annexation map is to be known as the KICKBUSH ANNEXATION, and is approved and accepted along with the Zoning Designation by Ordinances No. 1266 and 1267, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on January 9, 2018.

BY: [Signature]
 Mayor
 Attest: [Signature]
 Town Clerk

PLANNING COMMISSION CERTIFICATE:

Approved by the Frederick Planning Commission this 19 day of December, 2017, with Planning Commission Resolution 2017-012A.

BY: [Signature]
 Chairman
 Attest: [Signature]
 Planning Commission Secretary

NOTE REGARDING SITE ACCESS:

1) Future access points to the Kickbush Annexation Property are subject to the review and approval of the Town of Frederick.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby certify that this property description and map of land annexed to the Town of Frederick, County of Weld, State of Colorado, was prepared under my direct supervision from existing documents of record and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.

Steven A. Lund
 1-19-2018

For and on behalf of Northern Engineering Services, Inc.
 Steven A. Lund
 Colorado Registered Professional
 Land Surveyor No. 34995

NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
 25
 TOWNSHIP:
 2N
 RANGE:
 68 W of the 6th PM

NORTHERN ENGINEERING

 301 North Street, Suite 100
 Fort Collins, Colorado 80521
 PHONE: 970.221.4158
 www.northernengineering.com

PROJECT: 1203-002	DATE: 5/25/17	SCALE: 1"=200'	REVIEWED BY: S. Lund
DESIGNED BY:			
DRAWN BY: L. Smith			

KICKBUSH ANNEXATION
 TO THE TOWN OF FREDERICK
 STATE OF COLORADO

Sheet
1
 Of 1 Sheet